

ZONING: ESTATES
LAND USE: BETHUNE EDUCATION CENTER (CCPS)

15' TYPE 'B' LANDSCAPE BUFFER

ZONING: VILLAGES RESIDENTIAL
LAND USE: UNDEVELOPED

SOUTH FIFTH STREET
(60' RIGHT-OF-WAY)

EXISTING 5' CONCRETE SIDEWALK

DEVELOPMENT
AREA

ZONING: ESTATES
LAND USE: CONSERVATION/PRESERVATION

SITE INGRESS/EGRESS

10' TYPE 'D' LANDSCAPE BUFFER

ZONING: VILLAGES RESIDENTIAL WITH
CONDITIONAL USE
LAND USE: UNDEVELOPED

EXISTING STORMWATER
OUTFALL LOCATION

ZONING: ESTATES
LAND USE: CONSERVATION/PRESERVATION

LEGEND



SITE INGRESS/EGRESS

PENINSULA ENGINEERING

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
PLANNING AND ZONING • SURVEYING
ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
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Florida Engineering C.A #28275
Florida Landscape C.A #LC26000632

PROJECT:

**IMMOKALEE
ONE-STOP
MPUD**

TITLE:

**EXHIBIT C
PUD MASTER PLAN**

CLIENT:

**SOUTHWEST FLORIDA
WORKFORCE
DEVELOPMENT BOARD,
INC.**

REVISIONS:

No.	Revision:	Date:
1	REVISED PER COLLIER COUNTY RAI DATED 3/1/24	3/6/2024

SEC: 9 TWP: 47 RGE: 29

Designed by: JESSICA HARRELSON

Drawn by: DAVID J. STIVERS

Date: MARCH 2024

Drawing Scale: 1" = 100'

File Name: P-SFWD-001-001-X01.dwg

Project Number: P-SFWD-001-001

Sheet ID: **X01**

Sheet Number: 01 of 02

PLANNING NOTES:

CURRENT ZONING: ESTATES
PROPOSED ZONING: IMMOKALEE ONE-STOP MPUD
CURRENT LAND USE: DEVELOPED COMMERCIAL
FUTURE LAND USE: URBAN MIXED-USE DISTRICT, COMMERCIAL MIXED-USE SUBDISTRICT

LAND USE SUMMARY:

USE	ACRES	% OF SITE
DEVELOPABLE AREA	2.47	64.3
OPEN SPACE	1.37	35.7
TOTAL	3.84	100.0

MAXIMUM INTENSITY:

40,000 SF OF GROSS FLOOR AREA OF COMMERCIAL USES

OR

61 RESIDENTIAL DWELLING UNITS (16 RESIDENTIAL DWELLING UNITS PER ACRE)

OPEN SPACE:

PER LDC SECTION 4.02.01.B.2., SITES LESS THEN FIVE ACRES ARE NOT REQUIRED TO MEET OPEN SPACE REQUIREMENTS.

PRESERVE:

NO PRESERVE REQUIRED



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